GLORIA M. PETRONI, ESQ.
Nevada Bar No. 002230
PETRONI & NICHOLS, LTD.
417 West Plumb Lane
Reno, NV 89509
Telephone: (775) 786 7600
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Attorneys for Debtors/ Plaintiff

UNITED STATES BANKRUTPCY COURT

FOR THE DISTRICT OF NEVADA

* * * * *

IN RE THOMAS A. LUCKEY and CATHIE A. LUCKEY, husband and wife Debtors. ______________________________/	Case No. 12-51851 (Chapter 11) Adversary Case No. ________
THOMAS A. LUCKEY, a married man, Plaintiff, vs. TAHOE LAKESIDE '74, LLC, a California limited liability company, Defendant. ______________________________/	**COMPLAINT FOR SALE OF PROPERTY PURSUANT TO 11 U.S.C. §363(h)**

THOMAS A. LUCKEY, Plaintiff herein, as and for his complaint against TAHOE LAKESIDE '74, LLC, Defendant herein, alleges as follows:

1. Plaintiff is an individual residing in Lathrop, California, with his principal asset located at 1038 Skyland Drive, Zephyr Cove, State of Nevada 89448 ("Property"), also commonly referred to as APN number 1318 -03-210-001. Plaintiff is the owner of a 33.34% interest in the Property, as tenants-in-common with Defendant, owner of a 66.66% interest in the Property. Plaintiff has all the rights powers and duties accorded a trustee under 11 U.S.C.

§1107, and is Debtor and Debtor-in-Possession in the above-referenced Chapter 11 case, and thus has the capacity to pursue this complaint against Defendant under11 U.S.C. §363(h).

2. Plaintiff is informed and believes and thereon alleges that Tahoe Lakeside '74, LLC, is a California limited liability company, Defendant herein, and owns an undivided 66.66% interest in the Property as tenants-in-common with Plaintiff.

3. This court has jurisdiction over this matter pursuant to 28 U.S.C. §§157(b)and 1334(b). This is a core matter pursuant to 28 U.S.C. § 157(b)(2)(A), (M) and (O). To the extent that any matter raised herein is determined to be a related matter, Plaintiff consents to the entry by this court of final orders and judgments.

FACTUAL ALLEGATIONS

4. Plaintiff incorporates each and every allegation in paragraphs 1 through 3 as if fully set forth herein.

5. Plaintiff has a fee title interest in certain improved real property located in Douglas County, Nevada, commonly referred to as 1038 Skyland Drive, Zephyr Cove, Douglas County, Nevada, APN 1318-03-210-001. The Property consists of an improved residence with approximately 2253 sq. ft. of living space, along with a three (3) slip boathouse and a dock.

6. Plaintiff and Defendant are the owners, as tenants-in-common, of the Property. Plaintiff owns an undivided 33.34% tenant-in-common interest in the Property and Defendant owns an undivided 66.66% tenant-in-common interest in the Property.

7. The Property is legally described as Parcel 1 in the Preliminary Title Report attached hereto as **Exhibit "A"** and incorporated herein by that reference, subject to an easement, described as Parcel 2 in the attached **Exhibit "A"**.

8. Real property taxes in favor of Douglas County, State of Nevada, are due for August 20, 2012.

9. A portion of the Property, specifically, the 33.34% tenant-in-common interest owned by Plaintiff, is subject to the following described recorded deeds of trust: first priority deed of trust in favor of Bank of Agriculture in the principal sum of $800,000; and a second priority deed of trust in favor of the Ronald Bubar Revocable Trust in the principal sum of

PETRONI & NICHOLS
ATTORNEYS AT LAW
417 WEST PLUMB LN.
RENO, NV 89509
775 786 7600

$500,000. Copies of these Deeds of Trust are attached hereto and incorporated herewith as **Exhibits "B"** and "C", respectively.

FIRST CLAIM FOR RELIEF

11 U.S.C §363(h)

10. Plaintiff incorporates each and every allegation of paragraphs 1 through 9 as if fully set forth herein.

11. Partition of the Property, in kind, between Plaintiff and Defendant, is impractical.

12. The sale of only the Plaintiff's bankrupt estate's undivided 33.34% interest in the Property would realize significantly less for the Plaintiff's estate than would sale of the Property free of the interests of Defendant, pursuant to 11 U.S.C. §363(h).

13. The benefit to the Plaintiff's estate of the sale of the Property free of the interest of the Defendant outweighs the detriment, if any, to the Defendant.

14. The Property is not used in the production, transmission or distribution for sale of electric energy or of natural or synthetic gas for heat, light, or power.

SECOND CLAIM FOR RELIEF

[NRS 39.010 ET SEQ.]

15. Plaintiff incorporates each and every allegation in paragraphs 1 through 14 as if fully set forth herein.

16. The partition of the Property cannot be made without great prejudice to Plaintiff.

17. Partition of the Property is impractical and highly inconvenient.

WHEREFORE, Plaintiff prays for relief against Defendant as follows:

As to the Property, that the Court enter judgment that the whole of the Property be sold and the proceeds of sale be allocated to the respective owners and their relative percentage ownership interests in each of the parcels to be sold; and for other and further relief as is just and proper.

DATED this 20th day of August, 2012.

GLORIA M. PETRONI, ESQ.
PETRONI & NICHOLS, LTD.
/s/ Gloria M. Petroni
Attorneys for Plaintiff

PETRONI & NICHOLS
ATTORNEYS AT LAW
417 WEST PLUMB LN.
RENO, NV 89509
775 786 7600

VERIFICATION

I, THOMAS A. LUCKEY, declare under penalty of perjury, that I am the Debtor/ Plaintiff named in the above captioned matter, that I have read the foregoing COMPLAINT FOR SALE OF PROPERTY PURSUANT TO 11 U.S.C. §363(h) and know the contents thereof; that the pleading is true of my own knowledge, except as to those matters stated on information and belief, and that as to such matters I believe them to be true.

Dated this 20 day of August, 2012.

THOMAS A. LUCKEY, Debtor/Plaintiff

PETRONI & NICHOLS
ATTORNEYS AT LAW
417 WEST PLUMB LN.
RENO, NV 89509
775 786 7600

EXHIBIT "A"

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

☐ 1450 RIDGEVIEW DR., SUITE 100 * RENO, NV 89519 (775) 689-8510
☐ 321 WEST WINNIE LANE, SUITE 102 * CARSON CITY, NV. 89703 (775) 687-8560
☐ 893 TAHOE BLVD., SUITE 1500 * INCLINE VILLAGE, NV 89451 (775) 831-8200
☐ 3700 LAKESIDE DR., SUITE 110 * RENO, NV 89509 (775) 689-8235
☐ 4870 VISTA BLVD., SUITE 110, SPARKS, NV 89436 (775) 689-8551

Issuing Policies Of

First American Title Insurance Company

Today's Date:
August 13, 2012

PRELIMINARY REPORT ONLY

PROPERTY ADDRESS: **1038 Skyland Drive**
Zephyr Cove, NV

Your No.: /

Escrow Officer: **Carson City Title Orders** Our No.: **ACCOM14-CT**

The information contained in this report is through the date of July 26, 2012 at 7:30 A.M.

In response to the above referenced application for a policy of title insurance, First Centennial Title Company of Nevada, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage Policy of Title Insurance describing the land and the estate or interest therein set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy form.

This report (and any supplements or amendments thereof) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

by: Kathy Pavlik
Kathy Pavlik, *Title Officer*

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE, as to Parcel 1; AN EASEMENT, as to Parcel 2

Title to said estate or interest at the date hereof is vested in:

THOMAS A. LUCKEY, a married man as his sole and separate property, as to an undivided 33.34% interest and

TAHOE LAKESIDE '74 LLC, as to an undivided 66.66% interest

The land referred to in this Report is situate in the State of **NEVADA**, County of **Douglas**.

See Exhibit "A" Attached Hereto And Made A Part Hereof

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

The company reserves the right to make further requirements or exceptions in the event issuance of a Policy of Title Insurance is hereafter requested. The total liability of First Centennial Title Company of Nevada, Inc., and First American Title Insurance Company shall not exceed the total fee paid for the herein Preliminary Title Report. Any reliance placed upon the matter expressed herein shall have not value or liability exceeding the above said fee and any liability extended by the herein report shall not extend beyond the date hereof.

1. Except all water, claims or rights to water, in or under said land.

2. General and Special Taxes for the fiscal year 2012-2013, including any secured personal property taxes and any district assessments, a lien due and payable.
   Total Amount: $19,659.79
   First Installment due on or before August 20, 2012: $4,914.97, Unpaid
   Second Installment due on or before October 1, 2012: $4,914.94, Unpaid
   Third Installment due on or before January 7, 2013: $4,914.94, Unpaid
   Fourth Installment due on or before March 4, 2013: $4,914.94, Unpaid
   Assessors Parcel No.: 1318-03-210-001

3. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.

4. Any Liens, Assessments, Bonds, or Charges levied by the Tahoe-Douglas General Improvement District, by reason of said land lying within its boundaries.

5. Any Liens, Assessments, Bonds, or Charges levied by the Skyland Water District, by reason of said land lying within its boundaries.

6. Any Liens, Assessments, Bonds, or Charges levied by the Tahoe Regional Planning Association, by reason of said land lying within its boundaries.

7. Liens for delinquent garbage fees, if it be determined that the same has attached to said premises, pursuant to Nevada Revised Statutes Section 444.520.

8. Easements, provisions, recitals and dedications as delineated and set forth on the official map of said subdivision.

9. Easements for any and all ditches, pipe and pipe lines, conduits, transmission lines, poles, roads, trails, and fences on or traversing said land.

SCHEDULE B
(Continued)

10. Covenants, conditions and restrictions, as contained in a Deed recorded September 26, 1957, in Book C-1, of Deeds, Page 561, as Document No. 12655, of Records, Douglas County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

11. Covenants, conditions and restrictions, as contained in a Deed recorded June 9, 1958, in Book D-1 of Deeds, Page 258, as Document No. 13205, of Douglas County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

    Said instrument provides that a violation thereof shall not defeat or render invalid the lien of any mortgage or Deed of Trust made in good faith and for value.

12. AN AGREEMENT for the right to use pier and breakwater, under the terms and conditions therein provided recorded July 28, 1967, in Book 51, Page 661, as Document No. 37333, Official Records, Douglas County, Nevada. (Affects Lots 18 and 19)

    Said Agreement was assigned by document recorded July 31, 1974, in Book 774, page 1006, as Document No. 74509, Official Records of Douglas County, Nevada.

    Said Agreement was assigned by document recorded September 26, 1989, in Book 989, page 3666, as Document No. 211789, Official Records of Douglas County, Nevada.

    The effect of a Quitclaim Deed and Release of Easement Agreement, recorded May 26, 1989, in Book 598, page 5019, Official Records of Douglas County, Nevada. The grantor, who, on the date thereof, had no record interest.

    The effect of a Corrective Quitclaim Deed and Release of Easement Agreement, recorded July 16, 1998, in Book 798, page 3003, as Document No. 444507, Official Records of Douglas County, Nevada. The grantor who, on the date thereof, had no record interest.

13. Any rights, interest or claims which may exist or arise by implied prescription to portions of said land that are/may being used by the public for recreational purposes and/or access to and from Lake Tahoe.

14. THE RIGHT of the United States of America to raise and lower the level of Lake Tahoe between the elevations of 6,233.0 feet and 6,229.5 feet above sea level and the right to flood all land lying within such elevations pursuant to the Truckee River Agreement, filed under Document No. 102161, Washoe County, Nevada Records and as set forth in a document recorded November 11, 1919 in Book Q of Deeds, page 207, Douglas County, Nevada, Records.

SCHEDULE B
(Continued)

15. THE FACT that the meander line of Lake Tahoe is not the boundary line between the bed of Lake Tahoe and adjacent lands. That line whose elevation is 6,223 feet, Lake Tahoe Datum is the boundary line between the bed of Lake Tahoe and adjacent lands as established by NRS 321.595, et seq.

16. A Deed of Trust to secure an original principal amount of $800,000.00, and any other amounts as therein provided, recorded November 24, 2009, in Book 1109, page 5630, as Document No. 754490, Official Records, Douglas County, Nevada.

Dated:	November 20, 2009
Trustor:	THOMAS A LUCKEY and CATHIE A. LUCKEY, Trustees of THE THOMAS A. LUCKEY and CATHIE A. LUCKEY REVOCABLE FAMILY TRUST
Trustee:	B of A & C SERVICE CORPORATION
Beneficiary:	BANK OF AGRICULTURE AND COMMERCE

Said Deed of Trust contains an acceleration clause.

A Request for Notice under said Deed of Trust, recorded July 25, 2011, in Book 711, Page 4532, as Document No. 786884, that a copy of any Notice of Default and/or Notice of Sale be mailed to: Judith L. Riedel, 110 Kuss Road, Danville, California 94526.

An instrument substitutes T.D. SERVICE COMPANY, as the trustee in said Deed of Trust, recorded March 14, 2012, in Book 312, page 3071, as Document No. 798807, Official Records, Douglas County, Nevada.

Notice of Default and Election to Sell under the terms of the above Deed of Trust recorded March 28, 2012, in Book 312, page 7001, as Document No. 799772, Official Records, Douglas County, Nevada.

A document entitled "Certificate, State of Nevada Foreclosure Mediation Program", instrument recorded June 18, 2012, in Book 612, page 3860, as Document No. 804164, Official Records.

A Notice of Trustee's Sale under the terms of the above Deed of Trust recorded July 11, 2012, in Book 712, page 1639, as Document No. 805513, Official Records, Douglas County, Nevada. Said Sale is scheduled to take place on August 8, 2012 at 1:00 pm.
Please contact 714-543-8372, T.S. # F535114NV to verify the status of the sale.

17. A Deed of Trust to secure an original principal amount of $500,000.00, and any other amounts as therein provided, recorded January 20, 2012, in Book 112, page 3611, as Document No. 796126, Official Records, Douglas County, Nevada.

Dated:	December 15, 2011
Trustor:	THOMAS A. LUCKEY and CATHIE A. LUCKEY REVOCABLE FAMILY TRUST
Trustee:	OLD REPUBLIC COMPANY, a California corporation
Beneficiary:	RONALD BUBAR REVOCABLE TRUST

EXHIBIT "A"
Legal Description

All that certain real property situate in the County of **Douglas**, State of **NEVADA**, described as follows:

Parcel No. 1:

Lot 18, as shown on the map entitled SKYLAND SUBDIVISION NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958 in Book 1, of Maps, page 181, as Document No. 12967.

Parcel No. 2:

Together with the right of access to the waters of Lake Tahoe and for beach and recreational purposes over Lots 32 and 33, as shown on the file map referred to herein as reserved in the Deed from Stockton Garden Homes Inc., a California corporation to Skyland Water Co., a Nevada corporation, recorded February 5, 1960 in Book 1 of Official Records, at page 268, as Document No. 15573, Douglas County, Nevada.

APN: **1318-03-210-001**

End of Report

Important Notice!!

Any Documents Not Meeting These Requirements Will Be Charged An Additional Fee of $25.00 Per Document By The Recorder For Non-compliance.

Effective July 1, 2003; any document for recording, with the exception of maps MUST:

1) Be on white 20-pound paper that is 8 1/2 by 11 inches in size; and
2) Have a margin of 1 inch on the left and right sides and the bottom of each page; and
3) Have a space of 3 inches by 3 inches at the UPPER RIGHT corner of the first page; and
4) Have a margin of 1 inch at the top of each succeeding page.

All documents MUST HAVE the ***Assessor's Parcel Number*** of the property at the TOP LEFT corner of the first page.

Names must be printed or typed under all signatures except notaries and witnesses.

DOCUMENTS SUBMITTED FOR RECORDING MUST:

NOT contain printed material on more than one side of each page
NOT be on sheets of paper that are bound together at the side, top or bottom
NOT have any documents or other materials physically attached to the paper
NOT contain any colored markings to highlight text or any other part of the document

Any stamps or seals MUST NOT overlap test of signatures on the document, except in the case of a validated stamp or seal of a professional engineer or land surveyor who is licensed pursuant to chapter 625 of NRS.

All text must be AT LEAST 10-point Times New Roman font and NOT contain more than 9 lines of text per vertical inch. Text MUST be printed in black ink.

These requirements can be found in the NRS 247.110, NRS 247.190 and NRS 111.312.

DOUGLAS COUNTY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME / ADDRESS / CITY & STATE
C.A. Luckey
4800 Hildreth Lane
Stockton, Ca., 95212

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is $ -0-
☐ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
☐ unincorporated area ☐ city of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CLARENCE A. LUCKEY also known as
C.A. Luckey and Juanita F. Luckey, husband and wife, as community property

hereby GRANT(S) to

Judith Riegel, Janet Dinsmore and Thomas Luckey all of 4800 Hildreth Lane, Stockton

the following described real property in the county of Douglas , state of California:

an undivided 36% of all that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, that is described as follows:

Lot 18, as shown on the map of SKYLAND SUBDIVISION NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958.

Together with the appurtenant beach rights as contained in the Deed to SKYLAND WATER COMPANY, recorded February 5, 1960, as Document No. 15573.

Dated 12-28-76

STATE OF ~~CALIFORNIA~~ NEVADA
COUNTY OF DOUGLAS } SS.
On December 28, 1976 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Clarence A. Luckey and Juanita F. Luckey

known to me to be the person s whose name s subscribed to the within instrument and acknowledged that they executed the same.

Signature of Notary

FOR NOTARY SEAL OR STAMP

Notary Public — State of Nevada
MARILYN L. BIGHAM
DOUGLAS COUNTY
My Commission Expires Nov. 6, 1979

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

1-1 (G.S.) (Rev. 4-75) 8 pt.

5697

BOOK 1276 PAGE 1762

DOUGLAS COUNTY

REQUESTED BY

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

1978 DEC 28 AM 10 47

PATRICIA J. WILLIAMS
RECORDER

65697

BOOK 1276 PAGE 1763

DOUGLAS COUNTY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name: Dr. C. A. Luckey
Address: 4800 Hildreth Lane
City & State Zip: Stockton, California 95205

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GIFT

GRANT DEED

The undersigned declares that the documentary transfer tax is $ Ø ... and is
☐ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
☐ unincorporated area ☐ city of

FOR LOVE AND AFFECTION

CLARENCE A. LUCKEY, also known as C. A. LUCKEY and JUANITA F. LUCKEY, husband and wife,

hereby GRANT(S) to
JUDITH RIEDEL, a married woman; JANET DINSMORE, a married woman; THOMAS LUCKEY, a single man, in equal shares as their sole and separate property,

the following described real property in the county of Douglas, state of Nevada:

An undivided 6.5% interest in and to the following described property:

Lot 18, as shown on the map of SKYLAND SUBDIVISION NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on February 27, 1958.

Together with the appurtenant beach rights as contained in the Deed to SKYLAND WATER COMPANY, recorded February 5, 1960, as Document No. 15573.

Dated December 27, 1977

Clarence A. Luckey
Clarence A. Luckey
Juanita F. Luckey
Juanita F. Luckey

STATE OF CALIFORNIA
COUNTY OF San Joaquin } SS.
On December 27, 1977 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Clarence A. Luckey and Juanita F. Luckey

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

[signature]
Signature of Notary

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL
STEPHEN J. NOVAK
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
SAN JOAQUIN COUNTY
My Commission Expires May 15, 1978

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State

L-1 (G.S.) (Rev. 4-75) 8 pt.

16174
BOOK 1277 PAGE 1341

DOUGLAS COUNTY

SILVER STATE TITLE CO.

'77 DEC 28 P4:07

16174

BOOK 1277 PAGE 1342

DOUGLAS COUNTY

REQUESTED BY
Safeco Title Insurance Co
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
$4.00

1978 FEB 23 AM 10:46

PATRICIA J. WILLIAMS
RECORDER

17903

BOOK 278 PAGE 1186

DOUGLAS COUNTY

RECORDING REQUESTED BY

COOPER, WHITE & COOPER

AND WHEN RECORDED MAIL TO

COOPER, WHITE & COOPER
KEITH HOWARD
1333 N. California Blvd., Suite 450
Walnut Creek, CA 94596

MAIL TAX STATEMENTS TO

J. Frederick Riedel and Judith L. Riedel
110 Kuss Road
Danville, CA 94526-2230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trust Transfer Deed

Grant Deed

The undersigned Grantors declare under penalty of perjury that the following is true and correct:

/X/ Documentary transfer tax is $0.00 because THERE IS NO CONSIDERATION FOR THIS TRANSFER. #8

/ / Computed on full value of property conveyed, or / / computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

Signature of Declarant or Agent Determining Tax - Firm Name
Keith Howard for Cooper, White & Cooper

GRANTOR Judith Riedel, as to an undivided 23.65% interest, hereby grants to J. Frederick Riedel and Judith L. Riedel, or their successors, as Trustees of The Riedel Family Revocable Trust, u/t/a dated April 15, 1994, as it may be amended, the following described real property in the County of Douglas, State of Nevada,

See Exhibit A, attached hereto and incorporated by reference.

Assessor's Parcel Number: 05-031-08

Dated: 4/28, 1994

Judith Riedel
Grantor - Transferor

STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

On this the 28th day of April, 1994, before me, Susan A. Manning, the undersigned Notary Public, personally appeared Judith L. Riedel, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same in her authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary's Signature

(seal)
76701.1

SUSAN A. MANNING
Comm. # 973096
NOTARY PUBLIC - CALIFORNIA
Contra Costa County
My Comm. Expires Sept. 7, 1996

PWR1

340573

BK0694PG4754

76701.1 — 042794

DOUGLAS COUNTY

EXHIBIT A

Lot 18, as shown on the map of SKYLAND SUBDIVISION NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on February 27, 1958.

Together with the appurtenant beach rights as contained in the Deed to SKYLAND WATER COMPANY, recorded February 5, 1960, as Document No. 15573.

APN: 05-031-08

REQUESTED BY
Cooper White & Cooper
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'94 JUN 27 A10:28

77739.1 — 042694

340573
BK0694PG4755

$8 PAID K DEPUTY

DOUGLAS COUNTY

14-

GRANT DEED

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Stradling, Yocca, Carlson & Rauth
660 Newport Center Drive, Suite 1600
Newport Beach, California 92660
Attention: Nella R. Bernstein, Esq. ✓

MAIL TAX STATEMENTS TO:

C.A. Luckey
4800 Hildreth Lane
Stockton, California 95212

[Space above for Recorder.]

A.P.No. 5-031-08
Documentary Transfer tax $ -0- #3
No Consideration

By: Janet R. Dinsmore
Signature of Declarant or Agent
Determining Tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged,

CLARENCE A. LUCKEY, also known as C.A. Luckey and JUANITA LUCKEY, husband and wife as community property, JUDITH RIEDEL, a married woman, as her sole and separate property, JANET DINSMORE, a married woman, as her sole and separate property and THOMAS LUCKEY, a single man

do hereby grant to

CLARENCE A. LUCKEY, also known as C.A. Luckey and JUANITA LUCKEY, husband and wife as community property as to an undivided Thirty-Seven percent (37%) interest, JUDITH RIEDEL, a married woman, as her sole and separate property as to an undivided Twenty-One percent (21%) interest, JANET DINSMORE, a married woman, as her sole and separate property as to

REAL:8540_2|108|A0394)

358756
BK0395PG3993

DOUGLAS COUNTY

an undivided Twenty-One percent (21%) interest and THOMAS LUCKEY, a single man as to an undivided Twenty-One percent (21%) interest, all as Tenants in Common

all the right, title, and interest of the undersigned in and to the real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 18 as shown on the map of Skyland Subdivision No. 1 filed in the office of the County Recorder of Douglas County, Nevada on February 27, 1958,

Together with appurtenant beach rights, as set forth in the deed to Skyland Water Company, recorded February 5, 1960, as Document No. 15573.

THE PURPOSE OF THIS GRANT DEED IS TO CLARIFY THE PARTIES OWNERSHIP INTEREST IN THE PROPERTY AS CONVEYED IN A SERIES OF PREVIOUSLY RECORDED GRANT DEEDS. THIS GRANT DEED IS NOT INTENDED AS A FURTHER TRANSFER OF THE PROPERTY.

Dated: March 1, 1995

CLARENCE A. LUCKEY, also known as C.A. LUCKEY, a married man

JUANITA LUCKEY, a married woman

JUDITH RIEDEL, a married woman, as her sole and separate property

JANET DINSMORE, a married woman as her sole and separate property

THOMAS LUCKEY, a single man

358756

BK0395PG3994

DOUGLAS COUNTY

State of California)
County of Alameda) ss.
)

On March 7, 1995, before me, W. Maureen Lopez Notary Public
(name, title of officer, e.g., "Jane Doe, Notary Public")
personally appeared Janet Dinsmore
(name(s) of signer(s))

☒ personally known to me —OR—

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

Witness my hand and official seal.

W. Maureen Lopez
Comm. #1039200
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
Comm. Expires Sept. 21, 1998

W. Maureen Lopez
(Signature of Notary)

Capacity claimed by signer: *(This section is OPTIONAL.)*

☒ Individual
☐ Corporate Officer(s): ____
☐ Partner(s):
☐ General ☐ Limited
☐ Attorney-in-fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: ____

Signer is representing: ____
(name of person(s) or entity(ies))

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document ____
Number of Pages ____ Date of Document ____
Signer(s) Other than Named Above ____

358756

BK0395PG3995

UEAL:8540 2:108 1 A0394 1

DOUGLAS COUNTY

State of California)
County of San Joaquin),ss.

On March 9, 1995, before me, Linda J. Darling Notary Public (name, title of officer, e.g., Jane Doe Notary Public")

personally appeared Judith Ridle (name(s) of signer(s))

☑ personally known to me —OR—

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies. and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

Witness my hand and official seal.

LINDA JEAN DARLING
COMM. #1060682
Notary Public — California
SAN JOAQUIN COUNTY
My Comm. Expires JAN 29,1999

Linda Jean Darling
(Signature of Notary)

Capacity claimed by signer: (This section is OPTIONAL.)

☑ Individual
☐ Corporate Officer(s):
☐ Partner(s):
  ☐ General ☐ Limited
☐ Attorney-in-fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other:

Signer is representing: (name of person(s) or entity(ies))

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Grant Deed

Number of Pages 2 Date of Document 3-7-95

Signer(s) Other than Named Above Janet Dinsmore, Clarence Luckey, Juanita Luckey, Thomas Luckey

358756

BK0395PG3996

DOUGLAS COUNTY

State of California)
)ss.
County of San Joaquin)

On March 9, 1995, before me, Linda J. Darling, Notary Public (name, title of officer, e.g., Jane Doe, Notary Public)

personally appeared [signature] (name(s) of signer(s))

☑ personally known to me --OR--

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

WITNESS my hand and official seal.

LINDA JEAN DARLING
COMM. #1060682
Notary Public — California
SAN JOAQUIN COUNTY
My Comm. Expires JAN 29,1999

Linda Jean Darling
(Signature of Notary)

Capacity claimed by signer: *(This section is OPTIONAL.)*

☑ Individual
☐ Corporate Officer(s): ____
☐ Partner(s):
  ☐ General ☐ Limited
☐ Attorney-in-fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: ____

Signer is representing: ____ (name of person(s) or entity(ies))

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Grant Deed

Number of Pages 2 Date of Document 3-1-95

Signer(s) Other than Named Above Juanita Luckey, Janet Dinsmore, Judith Riedel, Thomas Luckey

358756

REAL:8540 2/1081A9394 1

BK0395PG3997

DOUGLAS COUNTY

State of California)
) ss.
County of San Joaquin)

On March 9, 1995, before me, Linda J. Darling Notary Public
(name, title of officer, e.g., "Jane Doe, Notary Public")
personally appeared Teranita Luckey
(name(s) of signer(s))

☑ personally known to me —OR—

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

Witness my hand and official seal.

LINDA JEAN DARLING
COMM. #1060682
Notary Public — California
SAN JOAQUIN COUNTY
My Comm. Expires JAN 29, 1999

Linda Jean Darling
(Signature of Notary)

Capacity claimed by signer: (This section is OPTIONAL.)

☑ Individual
☐ Corporate Officer(s): ____
☐ Partner(s):
☐ General ☐ Limited
☐ Attorney-in-fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: ____

Signer is representing: ____
(name of person(s) or entity(ies))

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Grant Deed

Number of Pages 2 Date of Document 3-1-95

Signer(s) Other than Named Above Clarence Luckey, Judith Riedel, Janet Dinamore, Thomas Luckey

358756
BK0395PG3998

REAL 8540 2/10/81A0394 1

DOUGLAS COUNTY

State of California)
) ss.
County of San Joaquin)

On March 9, 1995, before me, Linda J. Darling, Notary Public
(name, title of officer, e.g., Jane Doe, Notary Public")

personally appeared ______________________
(name(s) of signer(s))

☑ personally known to me --OR--

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

Witness my hand and official seal.

LINDA JEAN DARLING
COMM. #1060682
Notary Public — California
SAN JOAQUIN COUNTY
My Comm. Expires JAN 29, 1999

Linda Jean Darling
(Signature of Notary)

Capacity claimed by signer: (This section is OPTIONAL.)

☑ Individual
☐ Corporate Officer(s): ______________________
☐ Partner(s):
  ☐ General ☐ Limited
☐ Attorney-in-fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: ______________________

Signer is representing: ______________________
(name of person(s) or entity(ies))

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Grant Deed

Number of Pages 2 Date of Document 3-1-95

Signer(s) Other than Named Above Clarence & Juanita Luckey, Judith Riedel, Janet Zinsmaire.

358756
BK0395PG3999

DOUGLAS COUNTY

REQUESTED BY
Stradling, Yocca, Carlson & Rauth
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 MAR 27 P12:13

358756

BK0395PG4000

LINDA SLATER
RECORDER
$ 14.00 PAID SB DEPUTY

DOUGLAS COUNTY

8

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:

Herbert H. Bowman Professional Corporation
2431 West March Lane, Suite 100
Stockton, California 95207-6598

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

C. A. Luckey
4800 Hildreth Lane
Stockton, California 95212

DOCUMENTARY TRANSFER TAX $ None #8
...... Computed on the consideration or value of property conveyed; OR
..✓.. Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax — Firm Name
Herbert H. Bowman Professional Corporation

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

C. A. Luckey and Juanita F. Luckey, husband and wife,

hereby GRANT(S) to Clarence A. Luckey, Trustee of the Clarence and Juanita Luckey Family Trust Under Agreement Dated July 31, 1995, an undivided thirty-seven percent (37%) interest in

the real property in the ~~City of~~ unincorporated area of the County of Douglas State of Nevada, described as

Lot 18, as shown on the map of SKYLAND SUBDIVISION NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958.

Together with the appurtenant beach rights as contained in the Deed to SKYLAND WATER COMPANY, recorded February 5, 1960, as Document No. 15573.

APN: 5-031-08

Dated July 31, 1995

by C. A. Luckey

by Juanita F. Luckey

STATE OF CALIFORNIA
COUNTY OF San Joaquin } ss.

On July 31, 1995 before me, Vickie L. Kraft, Notary Public personally appeared C. A. Luckey and Juanita F. Luckey

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person s whose name s is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacit ies, and that by ~~his/her~~/their signature s on the instrument the person s or the entity upon behalf of which the person s acted, executed the instrument

WITNESS my hand and official seal

Signature Vickie L. Kraft

Vickie L. Kraft
Comm. #1012186
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
Comm. Expires Dec. 26, 1997

371350

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE BK0995PG4463

1002 (1/91)

Description: Douglas,NV Document - DocID 371350 Page: 1 of 2
Order: kp Comment:

1

DOUGLAS COUNTY

REQUESTED BY
Herbert H Bowman
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 SEP 27 A11 :01

LINDA SLATER
RECORDER
$ 8.00 PAID KO DEPUTY

371350
BK0995PG4464